



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-067189-25-SA

In the matter of: 6, 1242 HAMILTON ST
CAMBRIDGE ON N3H3G3

Between: Aakco Real Estate Holding Landlord

And

Iris Li Tenant
Justin Dacosta

Aakco Real Estate Holding (the 'Landlord') applied for an order to terminate the tenancy and evict Iris Li and Justin Dacosta (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application.

The Landlord's application was resolved by order LTB-L-067189-25, issued on March 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-067189-25.

This motion was heard by videoconference on April 14, 2026.

The Landlord's Agent Amir Klein, Tenant Iris Li, Tenant Justin Dacosta, and the Tenant's Legal Representative Tanesha Farquharson attended the hearing.

Determinations:

There was not a breach of the previous order

1. The Tenant did not fail to meet a condition specified in the order with respect to application LTB-L-067189-25. The uncontested evidence of both parties is that the Tenant paid the outstanding arrears in full on February 4, 2026, bringing the balance owing under the order to \$00.00 by that date.
2. The purpose of this hearing was to determine whether the Tenant voided the order. Based on the evidence before me, I am satisfied that the Tenant complied with the terms required to void the order by paying all arrears by the applicable deadline. The Landlord confirmed that, as of February 6, 2026, the first scheduled enforcement date, the arrears were \$0.00 and the Sheriff enforcement was cancelled at that time.

3. The Landlord subsequently refiled for enforcement after new arrears accrued; however, those arrears arose after the prior order had already been voided. As such, order LTB-L-067189-25 could no longer be relied upon to terminate the tenancy or enforce eviction. Any subsequent non-payment would require a new application.
4. I also find that the Landlord improperly requested and obtained enforcement of the eviction by the Sheriff under an order that had already been voided. As a result, the eviction was not authorized. At the hearing, the Landlord acknowledged that the rental unit remains vacant and confirmed that they are able and willing to restore possession to the Tenant immediately. In these circumstances, the Tenant is entitled to be restored to possession of the rental unit without delay.

It is ordered that:

1. The motion to set aside Order LTB-L-067189-25, issued on March 3, 2026, is granted.
2. Order LTB-L-067189-25, issued on March 3, 2026, is set aside and cannot be enforced.
3. The Landlord shall immediately restore vacant possession of the rental unit to the Tenant.

June 2, 2026
Date Issued

Kyle Anderson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.